

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
June 1, 2016**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 8:30 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Lisa Schmidt	-Present
Bernita Berger, Secretary	-Present	Meredith Voegerl	-Present
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Present	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Absent	Renee Kabrick, City Attorney	-Present
Earl Schmitt	-Present		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the April 6, 2016 regular meeting were reviewed. Secretary Berger made a motion to approve the minutes as mailed. Earl Schmitt seconded it. Motion carried 10-0. There was no May meeting held.

STATEMENT

President Lorey read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of New Brighton Properties, LLC for secondary approval of a proposed plat, Paradise Place Second Addition, a subdivision in the City of Jasper, Dubois County, Indiana and all necessary street and sewer profiles thereof

TABLED

NEW BUSINESS

Chad Fleck – Lots of Record

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Chad and Amber Fleck, to request a lot of record for their property located at 5516 Stewart Road. The Flecks are in the process of building a home on the property. Director of Community Development and Planning Darla Blazey explained to the board that the home owner was not aware of their property being located within the two-mile jurisdiction. Normal procedure is to have the owner request a lot of record before obtaining a building permit. All utilities are in place and septic has been approved for the property, however, there is no right-of-way dedicated. It was suggested that the Flecks dedicate right-of-way to the County Commissioners for future road widening. The Flecks agreed to do so.

Following some discussion, Vice President Schroeder made a motion to grant a lot of record for the northern lot and the southern lot at 5516 Stewart Road, with the condition that the Flecks dedicate 30 feet of right-of-way to the Dubois County Commissioners from the centerline of the road. City Engineer Hurm seconded it. Motion carried 10-0.

Kam Chuen Cheng – 3725 Leawood Drive - Ordinance Violation of Jasper Municipal Code Section 16.04.040

Attorney Kabrick presented a zoning ordinance violation explaining that the owner of the property located at 3725 Leawood Drive was reported by a neighbor to have built a residential addition without obtaining a building permit. Director of Community Development and Planning Darla Blazey and Code Enforcement Officer Kenny Hochgesang visited the property, however, after a few attempts and no response from the owner, a letter was sent on May 2, 2016 by Ms. Blazey stating that Mr. Cheng is possibly in violation of the zoning code if a building permit was indeed required to be submitted for the work performed on his home.

Following no response from the property owner, a second notice was sent on May 20, 2016 from the legal department advising Mr. Cheng again of a possible violation. Section 16.04.040 (Violations and Penalties) of the Jasper Municipal Code requires that the next step in the process is to appear before the Plan Commission in order to determine what action should be taken. Attorney Kabrick said the fine could range from \$100 a day up to a total of \$2,500.

After much discussion, Vice President Schroeder made a motion to assess a \$100 fine by June 13, 2016, and that the notification is hand-delivered by the code enforcement officer. Dan Buck seconded it. Motion carried 10-0.

Unified Development Ordinance Update

Director of Community Development and Planning Darla Blazey reminded the board of the upcoming meeting on Friday, June 24, 2016 for review of Chapter 9 of the Unified Development Ordinance and also thanked everyone for dedicating their time by attending the meetings and helping with the ordinance.

Planning Workshop

Attorney Kabrick shared with the board that a demand letter regarding the Planning Workshop issue was sent to the attorney representing K.K. Gerhart-Fritz, and she will follow up with the board upon a response.

ADJOURNMENT

Following some discussion, Dan Buck made a motion to adjourn the meeting, seconded by Earl Schmitt. Motion carried 10-0, and the meeting was adjourned at 9:05 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister